

Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: Wellsford North Fast Track
Application number: PJ-0000790
Date received: 08/03/2022

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Wellsford Welding Club Limited

Contact person: Peter Dufaur

Job title: Principal, Mayfair Group Limited

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

21-23 Nixon Street Arch Hill, Auckland

Address for service (if different from above)

Organisation: Barker and Associates Limited

Contact person: Nick Roberts

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

PO Box 1986, Shortland Street, Auckland 1140

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

338 Rodney Street, Wellsford, Auckland, 0900, New Zealand

338 Rodney Street, Wellsford and Pt Lot 4 DP 9919, Monowai Street

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

- 338 Rodney Street Wellsford, Pt Allot SE118 Psh Of Oruawharo
- Pt Lot 4 DP 9919, Monowai Street, Wellsford

Refer to records of title at **Appendix 1**.

Registered legal land owner(s):

338 Rodney Street - Wellsford Welding Club

Pt Lot 4 DP 9919, Monowai Street - Wellsford Welding Club

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

Applicants are legal owners of both sites (as above).

Part III: Project details

Description

Project name: Wellsford North Fast Track

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

This application is for two areas, the first area is 19 residential lots at the site at the end of Monowai Street. The second area is 66 lots on the site at 338 Rodney Street with a neighbourhood centre area and two residential superlots. Over the two areas, there are 85 residential lots proposed, together with the two superlots there is provision for 106 residential lots. The consent will be for the subdivision and construction of dwellings on 85 lots and the subdivision of the 2 superlots.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

This application for a referred project under the Act is to enable the accelerated construction and delivery of 85 residential lots and dwellings (and two super lots yielding approximately 21 future dwellings) in two sub areas of the future 'Wellsford North' Plan Change area, which is considered to result in significant public benefit. These benefits include immediate employment generation in the construction and support sector and increased housing supply through the delivery of 'ready for development' residential lots (along with an additional two super lots) enabling the opportunity for increased density of residential development. The project will provide an overall residential yield of approximately 106 dwellings. Kāinga Ora have also expressed interest and agreed in principle to acquire up to 30 house lots/homes in this first 'Fast Track' stage of the development in the first instance, given the current demand for housing in Wellsford.

The project will create a well-functioning urban environment in the form of a sustainable, well-connected, liveable development with a walkable neighbourhood center that includes a commercial and retail component to it. A road network and active transport connections are designed to maximise connectivity within the overall development area, as well as with Wellsford town center and the wider Auckland region. The site is located, and connections designed such that the Wellsford town center, schools and amenities are all within walking and cycling distance of the development areas. The site is also located near to the future Warkworth to Wellsford section of the Puhoi to Wellsford Waka Kotahi project that will both increase connectivity with Auckland City and the wider Auckland region. This will likely lead to increased public transport options and services to (or near to) the site in the future. The ultimate aim of the project is to increase housing supply whilst achieving high quality environmental outcomes, across multiple sectors of the housing market with an affordable housing component.

The overall proposal is to create 85 new residential lots over 12.5ha made up of two separate areas, an additional two residential superlots, a neighbourhood center area and landscape planting that will consist of the following:

- For the 5.8ha of land contained within the 24.8ha site at 338 Rodney Street, the project will provide for 66 residential lots ranging in site sizes from 260m² to 577m², with the majority of lot sizes sitting around 400m² that will provide for both duplex and standalone dwellings;
- The site at Rodney Street will also contain residential superlots of 2400m² and 1923m² respectively, that will yield approximately 21 residential lots;
- The site at Rodney Street will contain two lots of approximately 4750m² in total for neighbourhood centre development, which will enable 2,700m² GFA of retail and commercial floorspace for small scale commercial activities including retail, food and beverage and convenience shopping, with additional residential activity on upper levels;
- For the 6.7ha of land located at the north of Monowai Street, the project will provide for 19 residential lots that are between 560m² and 788m², with the majority of lot sizes sitting around 600m²;

- A public road network will be provided within the development to enable vehicular access to each lot. The public roads would be situated within a road reserve that would also contain the public infrastructure services (i.e., stormwater, power etc.), pedestrian footpaths and vehicle crossings to each residential lot;
- A dedicated cycling and walking path through both areas of the site that will form part of an active transport connection throughout the wider site subject to the future plan change that will also connect with surrounding areas;
- A 10m wide landscape buffer will be established along the entire western boundary of the Rodney Street area of the site that fronts State Highway 1. This will consist of mixed native planting to provide a visual amenity buffer between the site and the State Highway;
- Wastewater and water supply networks within the site, to connect to the existing reticulation at the site boundaries;
- The shaping of stormwater flow paths flow to meet a 100-year ARI storm event, to follow exiting overland flow paths with secondary flow via either road reserves or dedicated green areas;
- The creation of a new access point for the road network in the form of an intersection with Rodney Street on State Highway 1, and extending Monowai Street from its current termination point at the site boundary.
- It is intended to apply for land use resource consent for the 85 standalone residential lots, and construction of these will occur as part of the development.

In terms of physical works to be undertaken, bulk earthworks will be required across the 12.5ha site areas for geotechnical stabilisation, establish services, formation of the individual lots and to create vehicular access and the road network. This will consist of excavating cuts and stockpiling topsoil, placement of fill material to raise low lying areas, and stabilising and forming of road corridors. Standard erosion and sediment control measures will be employed throughout earthworks, and diversion bunds and contour drains will be installed to both divert clean water flows away from areas of earthworks and to direct runoff from earthworks to sediment retention ponds. An erosion and sediment control design plan will be completed to outline the exact detail of these measures.

Infrastructure Requirements

Due to the site's location immediately adjoining the existing residential areas at the northern end of Wellsford, much of the required infrastructure is already in place, or merely requires an upgrade or extension. The establishment of all infrastructure within the site and connections at site boundaries will be fully funded and delivered by Wellsford Welding Club at no cost to the Council. This infrastructure provision has been planned in an integrated manner to coordinate with the proposed land uses in this project and the future Wellsford North Plan Change, so that the development will be adequately and appropriately serviced with infrastructure on the ground with no reliance on the Council to deliver that infrastructure. This is summarised in **Table 1 of the full application, attached.**

Wellsford Welding Club and Mayfair Group have a long term commitment to operate in accordance with sustainable principles, reduce greenhouse gas emissions and to operate in an environmentally responsible fashion. The company philosophies are to:

- Operate with sustainable procurement principles and a sustainable supply chain;
- Plan to reduce the production of greenhouse emissions;
- Minimise energy and water consumption; and
- Reduce construction waste and reuse, recycle, create and circulate.

Wellsford Welding Club will apply these overarching sustainable development principles and philosophies to this Fast Track project.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

Should the project be accepted, the commencement of civil works is scheduled for the fourth quarter of 2022 (subject to consents). Following completion of this work, titles would be available for the initial lots in Q4 2023. This would also mean commencement of construction for the initial 30 residences to begin in Q4 2023. These residences should then be completed in Q3 2024. The remaining lots will be completed in stages between 2024 -2025. The reason for

applying for consent under the COVID-19 Recovery (Fast-track Consenting) Act 2020 is to deliver 85 residential dwellings 2.5-3 years faster than would be possible under the normal RMA Plan Change and Resource Consent Processes.

The timeline in the application attached illustrates the proposed staging and timing of the project in relation to the delivery of the first dwellings, and also compares this to the project timelines anticipated under the standard plan change and consenting processes.

Whilst there are potential risks in regard to availability of reticulated capacity for both water supply and wastewater, Watercare have indicated that increased capacity should be available by the end of 2023 in both cases. In terms of the 'Fast Track' development timeline for the proposal, the commencement of construction for the initial residences will not commence until the end of 2023, and will not be completed and ready for occupation until the third quarter of 2024. This means that should there be any delay in Watercare obtaining a new bore consent for trunk water or any delay in completion of Stage 1 of the planned WWTP upgrade, then this will not impact on the development timeline for the proposal (provided that any delay is no greater than 18-21 months).

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
338 Rodney Street Wellsford, Pt Allot SE118 Psh Of Oruawharo	Auckland Unitary Plan (Operative in Part)	Future Urban	Macroinvertebrate Community Index - Exotic Macroinvertebrate Community Index - Rural Macroinvertebrate Community Index - Urban	Streams (wider site) Overland flow paths
Pt Lot 4 DP 9919, Monowai Street Wellsford, Pt Lot 4 DP 9919	Auckland Unitary Plan (Operative in Part)	Future Urban Rural - Countryside Living Residential - Single House	Macroinvertebrate Community Index - Exotic Macroinvertebrate Community Index - Rural Macroinvertebrate Community Index - Urban	Streams (wider site) Overland flow paths

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Auckland Unitary Plan (Operative in Part)	E8.4.1 (A5)	Diversion and discharge of stormwater runoff from additional impervious areas greater than 5,000m ² of road	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E8.4.1(A11)	Diversion and discharge of stormwater runoff from an existing or a new stormwater network	Discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E11.4.1(A5)	General earthworks greater than 50,000m ² outside the Sediment Control Protection Area	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E11.4.1(A8)	General earthworks Greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E12.4.1(A6)	General earthworks exceeding 2,500m ²	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E12.4.1(A10)	General earthworks exceeding 2,500m ³	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E25.4.1(A2)	For an infringement to the following standard of E25 Noise and Vibration: <ul style="list-style-type: none"> E25.6.27 Construction noise levels 	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E26.2.3.1	Stormwater detention/retention ponds/wetlands	Controlled	Application site
Auckland Unitary Plan (Operative in Part)	E27.6.1.1(A3)	Exceedances to trip generation standard E27.6.1.1(T1), being greater than 100 dwellings	Restricted discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E39.4.3(A28)	Subdivision in the Future Urban Zone for open spaces, reserves or road alignment	Discretionary	Application site
Auckland Unitary Plan (Operative in Part)	E39.4.3(A29)	Subdivision in the Future Urban Zone not provided for	Non-complying	Application site

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

No applications for resource consent or notices of requirement under the Resource Management Act 1991 have been lodged in relation to this application for a referred project.

The applicant intends to lodge a private plan change application to Auckland Council to rezone the land from Future Urban Zone to residential zones along with a Neighbourhood Centre to support the land uses reflected in the proposed structure plan.

The Auckland Plan 2050 and Councils Future Urban Land Supply Strategy identify Wellsford North as a future urban area sequenced for development between 2023-2027. This application aligns with the Councils strategic plan for growth, and is entirely consistent with the staging set out in the development strategy.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

N/A – there are no other resource consents or designations required for the project that have been lodged at this stage, or obtained by persons other than the applicant. All proposed works can be delivered by the applicant, subject to obtaining the necessary resource consents as a referred project under this Act.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

Building consents for future dwellings will be required in the future under the Building Act 2004. These consents have not been obtained but will be in due course as the project advances to the detailed design stages required to prepare and compile all the consent documentation. Wellsford Welding Club does not anticipate any challenges with obtaining the necessary building consents, nor would this process delay the ability to deliver this project.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

The principals of Wellsford Welding Club have substantial land development and property development experience. The company is effectively a joint venture between Mayfair Group and Vuksich & Borich. Mayfair Group entities have carried out or been intimately involved with several residential land development projects including Ockleston Landing in Hobsonville (70 residential dwellings – all completed), Catalina Point at Whangaparaoa and Hunua Views in Drury - which in total will provide more than 700 residential lots to the market. Mayfair is also a substantial commercial and industrial developer. Vuksich and Borich is a long-established and well respected civil engineering contractor with decades of experience in delivering residential and commercial land. Wellsford Welding Club is well resourced with a strong balance sheet and its shareholders have the means and the capability to see the project through.

All of the land, subject of this fast-track application, is 100% owned by Wellsford Welding Club - the applicant. A further 40(ish) hectares of adjacent and similarly zoned land is also owned by the applicant, with the long-term view being a comprehensive plan change for a fully masterplanned and affordable community within the Wellsford North precinct.

Wellsford Welding Club intend to commence development as soon as all of the relevant consents have been granted. The intended programme is (applies to both sites):

- Commencement of civil works (subject to consents): Q4 2022
- Titles available for initial lots: Q4 2023
- Commencement of construction of initial 30 residences: Q4 2023
- First residences completed: Q3 2024
- Completion of all residences 2024 - 2025

Wellsford welding Club confirm this project is construction ready, subject to obtaining resource consent allowing for the enabling and site works to commence, building consent allowing for physical construction of the buildings and engineering plan approvals (EPAs) for the necessary infrastructure. The consultant team to prepare all the necessary documentation for the resource consent has already been appointed and, should this project be successfully referred by the Minister, the consultant team will immediately commence preparation of the resource consent application.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

A pre-application meeting with MfE in respect of this project was held on 1 March 2022. The suggestions and feedback made at this meeting by MfE staff have been incorporated into this referral application.

Kainga Ora has been consulted with, and expressed a strong desire to acquire between 20% and 30% of all of the lots (or houses) for the wider development, including up to 30 residential lots for this Fast Track Application (see correspondence at **Appendix 2**).

Waka Kotahi have been consulted via email regarding the new intersection onto Rodney Street (SH1), and have indicated support for this aspect of the proposal, subject to further detail and approval. More detail around this is outlined in the report by Commute, and in Pat VII below.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Auckland Council have indicated that due to a high volume of resource consent applications, they have temporarily suspended their resource consent pre-application meeting service. They have indicated that the service is being reviewed and they are hoping to reinstate it at some point in 2022. Notwithstanding this, a summary of the proposal was sent to the resource consents department on 23 February 2022. No comments were made by the Resource Consents team, but comments were forwarded from the Policy team. These comments indicate that:

"We do not support a more piecemeal approach of applying for a resource consent to develop a part of this land. We are also very concerned about resource consent applications to subdivide land that is zoned Future Urban and Countryside Living to develop it for urban uses. Furthermore, the location and size of a new commercial center is another strategic decision that is best done through the structure plan and plan change route.

Overall, we are supportive of the structure plan and plan change route that we were working on with Barkers, but we do not support a fast track consent for part of the project."

Consultation with Watercare has been conducted as part of the expert investigations relating to wastewater and water supply, as outlined below in Part VII. This consultation has confirmed capacity for existing infrastructure, and given timeframes for future upgrades.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Key stakeholders for this project include Iwi, Council, the local community, adjacent residential owners' and the local businesses with existing operations adjoining the development

Detail all consultation undertaken with the above persons or parties:

Given that the proposal is in the relatively early stages of development, and that the future plan change for the wider development area will not be lodged until later in 2022, only limited consultation has taken place beyond local authorities and Iwi. It is anticipated that engagement and consultation will occur on an ongoing and expanding basis as the development progresses.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to [Te Kāhui Māngai – Directory of Iwi and Māori Organisations](#).

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāti Manuhiri	<p>Engagement correspondence was sent to the nine iwi authorities who have expressed interest in the area on 20 July 2021, outlining the details of the proposal. A response was received from both Ngāti Manuhiri and Ngāti Wai. Representatives of these Iwi were met on the site on Wednesday 16 February 2022.</p> <p>Ngāti Manuhiri raised no direct concerns with the proposal verbally, and have indicated they wish to provide written feedback. It was suggested that this feedback would be provided some time in early to mid-March 2022.</p> <p>Consultation will be ongoing with both Iwi, and it is the intention that they will have the opportunity for consultation and involvement as the development progresses and that any required CIA will be provided with the application if and Order in Council is approved.</p>
Ngāti Wai	<p>Engagement correspondence was sent to the nine iwi authorities who have expressed interest in the area on 20 July 2021, outlining the details of the proposal. A response was received from both Ngāti Manuhiri and Ngāti Wai. Representatives of these Iwi were met on the site on Wednesday 16 February 2022.</p> <p>Ngāti Wai raised no direct concerns with the proposal verbally, and did not indicate whether they wish to provide written feedback.</p> <p>Consultation will be ongoing with both Iwi, and it is the intention that they will have the opportunity for consultation and involvement as the development progresses and that any required CIA will be provided with the application if and Order in Council is approved.</p>

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Ngāti Manuhiri	Consultation with Ngāti Manuhiri to date has been outlined above, as the site is located within their area of interest.

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The project would not occur on land returned under a Treaty Settlement. The land is also not located within a Treaty Settlement Statutory Acknowledgement area.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

The project would not occur in a customary marine title area under the Marine and Coastal Area (Takutai Moana) Act 2011.

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

The project would not occur in a protected customary rights area.

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The project is considered to not result in any long term, adverse effects on the environment, noting that the site is earmarked on the whole for future urban development by way of its partial Future Urban and Residential zonings. The project seeks to bring this development forward to enable immediate public benefits, including much needed housing stock and employment opportunities to assist with New Zealand's recovery from the economic and social impacts of COVID-19.

Key potential adverse effects are addressed in general below and should be reviewed in conjunction with the supporting technical assessments accompanying this application.

Earthworks

Bulk earthworks will be required across the majority of the 12.5ha site to stabilise and form the sites and vehicular access required, which will consist of excavating cuts and stockpiling topsoil, as well as placing fill in low lying areas. The infrastructure memo prepared by Hutchinson Engineering (attached as **Appendix 3**) confirms that standard erosion and sediment control measures will be employed throughout earthworks, in accordance with the relevant Auckland Council guideline document. A combination of diversion bunds and contour drains will be installed to both divert clean water flows away from areas of earthworks and to direct runoff from earthworks to sediment retention ponds. An erosion and sediment control design plan will be completed to cover the above matters.

The bulk earthworks to be conducted over wide areas of rural farmland will by their nature alter the landform and therefore character of the site. However, the Future Urban and residential zoning over much of the site area provides a clear signal that the planning framework for this project location anticipates change and transition from its current

rural character to an urban environment. There are no natural heritage overlays that apply over the site under the AUP, and the site is not located in an Outstanding Natural Landscape nor does it contain any Outstanding Natural Features. Overall adverse effects from earthworks can be controlled through the recommendations of the Hutchinson report, and alterations to the existing rural area are anticipated to a large degree by the underlying zones applied to the site.

Servicing and infrastructure

The infrastructure memo prepared by Hutchinson Engineering (attached as **Appendix 3**) confirms that the nature and level of development in this project can be sufficiently serviced in future in respect of wastewater, water supply and telecommunications.

Watercare have indicated they are currently applying for a new bore consent that will provide additional capacity for the water supply network and should be granted by the end of 2022. The new bore will provide enough capacity to service the areas covered by this application.

Watercare have also confirmed that the 19 lots at Monowai Street can be currently catered for in the existing Wellsford Wastewater Treatment Plant, and that the wider development can be catered for in Stage 1 of the planned WWTP upgrade later in 2023. A funding agreement is currently being drafted between Watercare and the developer for the Wastewater upgrades required for the wider Structure Plan area.

Discussions with Chorus and Vector have confirmed that telephone, broadband and power can be provided for the proposed development. Overall, there is a high degree of confidence that the project will be adequately serviced in terms of infrastructure

Geotechnical

A geotechnical investigation of the site has been provided by Tonkin and Taylor (attached as **Appendix 4**) which confirms that the two areas of the wider subject to this Fast Track application are suitable for further development from a geotechnical perspective. On-site investigations were conducted in both areas, including test pits and boreholes and a site walkover. On the basis of site geomorphology and the inferred results from these investigations the report makes recommendations in regard to geotechnical implications, slope stability, soil expansion and liquefaction. Recommendations include geotechnical ground enhancement techniques, subsurface drainage, stabilization, and bulk earthworks where required, in addition to recommendations for building foundation design. Overall, the report finds that the site is considered generally suitable for residential development from a geotechnical perspective.

Transport

The transportation memo prepared by Commute Transportation Consultants (attached as **Appendix 5**) includes an Integrated Travel Assessment of the site and surrounding area in regard to this application and the two areas of development. This report looks at the proposal's compatibility with neighbouring land uses, accessibility of the site to various modes of transport; and the ability of the surrounding road network to safely and efficiently accommodate traffic generated by potential development, and considers the two proposed site access points at Rodney and Monowai Streets, and the intersection of Batten Street and Rodney Street. The report finds that both intersections can operate safely in the future, with a reduced speed to accompany the change in land use recommended. In terms of trip generation, the report indicates that any growth resulting from the proposal can be accommodated for by the planned Warkworth to Wellsford section of the Puhoi to Wellsford Waka Kotahi project. The report finds that any additional traffic generated by the application along Rodney Street will be ameliorated by a corresponding reduction in traffic along this road due to this Waka Kotahi Project.

The report notes that the wider site has a number of current limitations, including lack of mode choice and connections to key destinations, as well as the rural nature of the existing road network. However, the report notes that as the staged development progresses, these limitations will be eased by the urbanisation of the street work and increased connectivity through collector and arterial roads.

The report by Commute concludes that there are 'no traffic or transport planning reasons the preclude the subject sites for being considered for the fast-track consenting process.' In summary, the connections and street network that are proposed as part of this fast-track application and the wider plan change area, in conjunction with nearby improvements by Waka Kotahi, will ensure that any increased traffic generation can be accommodated in a safe and efficient fashion.

Initial correspondence with Waka Kotahi via email regarding the new intersection onto Rodney Street (SH1) has indicated that the proposed intersection is acceptable in principle, noting however that further approval cannot be given without a submitted consent/design.

Stormwater and flooding

The stormwater assessment by Woods (**attached as Appendix 6**) provides an overview of the proposed approach for the management of stormwater and flooding. With reference to this assessment, the proposed approach is based on water sensitive design to deliver water quality, conveyance, hydrological and flood mitigation outcomes. The site currently discharges to a twin culvert underneath SH1 located to the north, and attenuation devices are recommended in the Woods report to mitigate effects of development if required. Water quality can be addressed by raingarden, swale, wetland or other equivalent devices. To achieve equivalent hydrology to pre-development levels, retention and detention of stormwater and water sensitive design measures are recommended. These approaches will also be embedded in a Stormwater Management Plan (SMP) for the project area to ensure that development on site is consistent the stormwater management principles contained in Schedule 4 of the NDC, and to ensure that adverse effects are effectively mitigated.

In terms of flooding, primary stormwater flow will be incorporated into the existing stormwater flow up to 10-year ARI stormwater events. Secondary flow, for events greater than a 10-year ARI storm event and up to a 100-year ARI storm, will be conveyed along the road corridor, conveyance channels as overland flow paths. Overland flow paths will be designed to accommodate up to a 100-year ARI event, will be unobstructed, and will flow to either road reserve or dedicated green areas. These measure, as recommended by the Woods report, will ensure that any adverse flooding effects can avoided through the appropriate stormwater control measures.

Ecology

The ecology memo by Bioresarches Limited (**Appendix 7**) identifies the extent of terrestrial and aquatic ecological features across the site and provides an overview of these values. In summary, the botanic and terrestrial fauna ecology values are assessed as very low as a consequence of historical farming land uses. The terrestrial ecological patterns on the site consist of pasture grass and small pockets of exotic trees, which provide a low quality of fauna habitat with limited diversity, structure and connection of vegetation. The report also identifies and assesses the overland flow paths present on the two relevant areas of the site, and classifies them all as only ephemeral. **No areas identified as natural wetland are identified on either of the two areas that are part of this application.** Overall, the report finds that the required vegetation removal will have a very low level of effect on ecological values, and this is consistent with the outcomes envisaged by the NPS-FM and Auckland Unitary Plan.

Cultural values

Wellsford Welding Club have proactively engaged and consulted with Ngāti Manuhiri and Ngāti Wai in respect of this Fast Track application (and the wider plan change to be applied for), including a site visit with both Ngāti Manuhiri and Ngāti Wai on 16 February 2022. The project would not occur on land returned under a Treaty Settlement. The land is also not located within a Treaty Settlement Statutory Acknowledgement area. It is anticipated that engagement and consultation with both Ngāti Manuhiri and Ngāti Wai will continue throughout the life of the project, unless otherwise indicated.

Heritage and Archaeology

The site does not contain any known historic heritage or archaeological features. A survey of the wider site was undertaken by Clough and Associates in October 2021 (Attached as **Appendix 8**) to support the Wellsford North private plan change request, and this confirmed that there were no readily identified archaeological features within the site. Due to the site's inland location and lack of navigable waterways, the Clough report finds it unlikely that there any undiscovered sites associated with Maori Settlement within the site – noting that archaeological methods cannot detect sites of significance to Maori. The report and supporting research notes that throughout the period of European Settlement from the 19th Century the site was used entirely for agriculture, and there is no evidence of any sites of archaeological significance present. The Clough report concludes that if any sites of significance are encountered during development, the effects can be mitigated by way of the accidental discovery rule in the Auckland Unitary Plan and the archaeological provisions of the HNZPTA.

Greenhouse gas emissions

The project supports the reduction in greenhouse gas emissions through the development of more intensive residential housing typologies including terraced and duplex residential dwellings, as well as a neighbourhood center with a retail and commercial component. These subdivision design factors should result in reduced private motor

vehicle dependency and reduce the overall number of vehicle trips. The residential development of the area and associated increase in connectivity, coupled with the future Warkworth to Wellsford section of the Puhoi to Wellsford Waka Kotahi project, will ensure that opportunities for public transport options experience greater uptake in the future. Overall these combined factors should reduce reliance on private motor vehicles and encourage the future residential population of this catchment to take up more sustainable modes of public transport, thereby reducing greenhouse gas emissions.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

The project is considered to be consistent with, and give effect to, the following national policy statements and environmental standards for the following reasons:

National Policy Statement on Urban Development 2020 (NPSUD)

The proposal is consistent with the objectives and policies of the NPSUD as it will provide well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural well-being (Objective 1, Policy 1). In particular, the project is a comprehensively planned, well connected development which will deliver dwellings of a range of typologies and sizes, with an affordable housing component, to contribute to a diverse and vibrant community. The development will provide dwellings and development ready residential super lots to provide residential capacity in the short to medium term (Policy 2) for housing stock within walking and cycling distance to the Wellsford town center, local schools and future Warkworth to Wellsford section of the Puhoi to Wellsford Waka Kotahi project (Objective 3, Policy 3). Whilst this application would result in the early release of land that is largely zoned Future Urban and is out-of-sequence with the proposed future plan change for the area, the proposal will significantly add to development capacity and contribute to well-functioning urban environment that is consistent with Auckland Councils strategic planning documents (Policy 8).

National Policy Statement for Freshwater Management 2020 (NPSFM)

The purpose of the NPSFM is to provide local authorities with direction on how to manage freshwater under the RMA. In particular, the NPSFM seeks to ensure that:

- Tangata whenua are actively engaged in freshwater management and Maori freshwater values are identified and provided for (Policy 2);
- Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis (Policy 3);
- The health and well-being of degraded water bodies and freshwater ecosystems is improved (Policy 5);
- There is no further loss of extent of natural inland wetlands, their values are protected and restoration promoted (Policy 6);
- The loss of river extent and values is avoided to the extent practicable (Policy 7); and
- Communities are able to provide for their social, economic and cultural wellbeing (Policy 15).

The proposal is consistent with the NPSFM, and in particular the relevant policies above. With respect to tangata whenua engagement (Policy 2), consultation has taken place and is ongoing with interested iwi authorities, and it is anticipated that this will facilitate involvement by tangata whenua in freshwater management.

In terms of managing stormwater in an integrated way (Policy 3) and improving the health of freshwater ecosystems (Policy 5), the recommended stormwater design approach for the development considers water sensitive design. conveyance, hydrological and flood mitigation to ensure that freshwater is managed in an integrated manner and whole of catchment basis (as outlined in the Stormwater Report at **Appendix 6**). At and near-source water quality treatment is proposed to avoid and mitigate adverse effects on water quality, and hydrological mitigation will be provided for water quantity management of all impervious surfaces by retention and infiltration and the use of overland flow paths

The proposal will not result in the loss of natural inland wetlands, as none are located on the parts of the site that form this 'Fast Track' application (Policy 6). Similarly, the proposal does not propose the loss of rivers or streams

(Policy 7). The proposal is also considered to provide for the social, economic and cultural-well-being of people and communities as it will deliver housing and employment, while meeting the purpose of the NPSFM (Policy 15).

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

The purpose of the NESCS is to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed (and remediated if necessary). Whilst no Preliminary or Detailed Site Investigations has been conducted at this stage, site walkovers and site history indicate that there is no obvious evidence of any HAIL activities having taken place on the site. The proposal is consistent with the intent of the NESCS as, should the project be accepted as a referred project under the Act, Detailed Site Investigations (DSI's) will be undertaken to identify potential areas of contamination and a Remediation Action Plan (RAP) will be prepared and implemented to ensure that the site is appropriately remediated to make the land safe for human use.

National Environmental Standards for Freshwater 2020 (NESF)

The NESF sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. In relation to the project, the NESF seeks to protect existing inland wetlands. The proposal is consistent with the intent of the NESF as the assessment above concludes that the project is consistent with the policy framework of the NPFM, and as the project has been designed to protect freshwater systems and wetlands that are located on the wider site (refer to adverse stormwater and ecological effects assessments above). The proposal does not involve the complete or partial drainage of a natural wetland.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

An Economic Impact Assessment by Property Economics (Attached as **Appendix 9**) has assessed the economic benefits and costs of the proposal in the COVID-19 environment. The Property Economics report finds that the total impact on Auckland’s business activity from the development over a 4-year period will be \$134 million. The increase in residential land supply improves not only the Wellsford areas responsiveness to growth demand but will also facilitate further growth in the wider area. This increase in supply will reduce counterfactual land values and ease price pressure in the local housing market. The report also finds that masterplanning the area will lead to economies of scales and lower marginal infrastructure costs. The construction industry has been hard hit by COVID -19 since the beginning of 2020, with supply chain issues, global commodity prices increase, lockdowns, vaccine mandates and now close-contact isolation requirements. Whilst many of these economic benefits will befall the hard-hit construction industry, the Economic Impact Assessment has calculated the total additional gross economic benefits on the basis of the wider Auckland economy, and has identified significant benefits to the local Wellsford area itself. It is also worth noting that the development includes a neighbourhood center area with 2,700m² of commercial and retail floor space that will create economic activity within the development itself.

Project’s effects on the social and cultural wellbeing of current and future generations:

The project will result in positive effects on the social and cultural wellbeing of current and future generations, by way of economic benefits at multiple scales, job creation, increase in housing affordability and home ownership opportunities. Not only will the development stimulate significant economic activity and increase land and housing supply, Kainga Ora have also expressed interest and agreed in principle to acquire up to 30 house lots/homes in this first ‘Fast Track’ stage of the development to provide affordable housing opportunities. The design of a high quality and well connected urban environment will help create a vibrant, diverse community which will also benefit future generations.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

As illustrated above in Figure 5 of the full application attached, the proposal is anticipated to progress between 2.5 and 3 years more quickly by using the processes provided by the Act than would otherwise be the case, with the commencement of civil works scheduled for the fourth quarter of 2022, titles available for the initial lots in Q4 2023, and commencement of construction for the initial 30 residences to begin in Q4 2023 and these residences should then be completed in Q3 2024 with the balance completed by the end of 2025. Using the processes provided by the Act will bring forward employment opportunities and economic stimulation by 2.5 and 3 years, thereby meeting the intention of the legislation. It will also bring forward an increased supply of housing stock, which is greatly needed in the Auckland region.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

The Economic Impact Assessment by Property Economics has estimated that the project will create 400 jobs during the peak construction year within Auckland, with the total number of FTE's created estimated at 1,200 over the period of the project. The project will bring forward significant employment opportunities in the civil and construction industry and supporting sectors, with construction being one of the key sectors filling the unprecedented unemployment generated by the COVID-19 pandemic. The project will bring forward these much-needed employment opportunities where there is an immediate high demand. The Property Economics report notes that an increase in employment in the civil and construction sector will support greater spend and general economic activity that in turn supports greater activity sectors affected badly by COVID-19. The report also notes that these economic benefits and job creation opportunities will occur within a timeframe of economic uncertainty and decreasing appetite for risk in the wider economy.

Housing supply:

The project will significantly bring forward the availability of housing stock supply (a total of approximately 85 residential lots and dwellings and 2 super lots with a yield of approximately 21 dwelling) in the greater Auckland region which experiences some of the highest house prices and demand for housing in the country. It is also noted the proposal provides for differing housing typologies, and Kainga Ora have expressed interest to acquire up to 30 house lots/homes in this first 'Fast Track' stage of the development. This will increase housing supply across multiple sectors of the housing market, and provide opportunities for first home buyers in the Wellsford area. This Economic Impact Assessment by Property Economics finds that an increase in supply will reduce counterfactual land values and ease price pressure in the local housing market.

Contributing to well-functioning urban environments:

The project has been comprehensively designed to be a well-functioning urban environment. It has strong vehicular and active transport connections both within the development, and with the Wellsford town centre. It is located within proximity to a planned upgrade of the Warkworth to Wellsford section of the Puhoi to Wellsford Waka Kotahi project that will better connect the area with the wider Auckland region, and increase the likelihood of increased public transport servicing in the future. The development provides a range of dwelling typologies and provides affordable housing options, to contribute to a diverse and well-functioning social and cultural urban environment. As the report by Property Economics notes, the proposal will provide economic benefits and increased housing supply to the local area, enhancing the functionality of Wellsford's urban environment and surrounding areas.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The project includes only small transport infrastructure upgrades to provide access points to the site, and any increased demand on existing Council infrastructure can be incorporated through existing capacity or planned future

upgrades. As a result, the proposal does not require any major infrastructure installation or off-site upgrades to the surrounding road network. The infrastructure within the site will be fully funded and established by Wellsford Welding Club. It is noted however that the establishment of a roading network within the site that will connect with a future Waka Kotahi upgrade project will provide for a safe and efficient transport network that will decrease transport and commuting times and thereby increase the productivity of future residents of the development as well as existing residents in the surrounding street network. Likely increase in public transport options facilitated by an improved road network will also contribute to improved environmental outcomes by the use of more sustainable travel modes and a reduction in carbon emissions. Coupled with local employment opportunities in the planned neighbourhood center, this will create for a development that reduces the reliance on private vehicle use and improves environmental outcomes.

As the report by Property Economics notes, the masterplanned approach to the development will lead to Decreased Marginal Infrastructure Costs through economies of scales. This in turn will 'future proof' the area from an infrastructure perspective, in terms of both communal and private infrastructure requirements.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The project will likely improve environmental outcomes for freshwater quality as it will remove historical farming activities from the land and treat stormwater from new impervious areas to a high level. The project will adopt water sensitive stormwater management approaches which will work to preserve, protect and enhance streams within the site. Water quality treatment will be provided to eliminate and minimise generation of contaminants and hydrological management will reduce potential for in-stream erosion. Whilst there are only ephemeral flowpaths on the areas subject to this application, the wider plan change area includes the enhancement of degraded streams and wetlands through riparian planting (the ephemeral flowpaths on the site flow into these streams and wetlands).

Overall, the site has very low indigenous biodiversity values, and no significant native vegetation removal is required. The proposal includes an area of native landscape planting that will increase the net biodiversity values of the site. Residential subdivision and development of individual sites, and associated landscape planting, will also likely lead to an increase in biodiversity values.

Minimising waste:

Wellsford Welding Club recognize the importance of minimizing waste and avoiding unnecessary use of resources, and have their own sustainability and environmental policies in place. This requires that Wellsford Welding Club and their contractors seek ways to improve efficiency in procurement and in the supply chain, and to reduce the amount of construction waste that goes to landfill, and reuse and recycle where appropriate.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

Wellsford Welding Club and Mayfair Group have a long term commitment to operate in accordance with sustainable principles, reduce greenhouse gas emissions and to operate in an environmentally responsible fashion. The company philosophies are to:

- Operate with sustainable procurement principles and a sustainable supply chain
- Plan to reduce the production of greenhouse emissions
- Minimise energy and water consumption
- Reduce construction waste and reuse, recycle, create and circulate.

Wellsford Welding Club propose to apply these overarching sustainability principles and philosophies to this current Fast Track project, and are considered to positively contribute to New Zealand's efforts to mitigate climate change.

Promoting the protection of historic heritage:

As noted in Part VII above, the report provided by Clough and Associate (**Appendix 8**) confirms that there are no readily identified archaeological features within this site. The site has a long history of pastoral agricultural land use since European settlement, and the lack of navigable waterways mean it is unlikely the site has experienced significant or identifiable Maori settlement. It is noted however that archaeological methods cannot detect sites of significance to Maori, and at this point neither Ngāti Manuhiri nor Ngāti Wai have provided formal feedback on the proposal at

this point. It is noted that the site is covered by the accidental discover protocols of Pouhere Taonga for archaeological sites, taonga and koiwi tangata.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The site is not subject to any identified natural hazards, nor is it located in the coastal environment. The project has been designed to account for the effects of flooding hazards and climate change, with stormwater measures designed to prevent flooding on the site and in downstream locations. These measures are confirmed by the expert report provided that addresses flooding and stormwater (attached as Appendix 6)

Other public benefit:

The project will boost employment opportunities in the construction sector (with the ability to provide 400 jobs during the peak construction period), which has been identified as one of the key sectors in assisting with the social and economic recovery of COVID-19.

The project will result in the accelerated delivery of much needed housing stock to the Auckland region where there is consistent high demand, and include an affordable housing component. The project will provide a residential catchment ahead of the delivery of the planned upgrade of the Warkworth to Wellsford section of the Puhoi to Wellsford Waka Kotahi project.

The Rodney Street area of the development includes an area zoned for Neighbourhood Centre. This will have a public benefit for future residents and for wider Wellsford, by creating local employment, adding retail and commercial services at a local scale, and providing a high quality, activated urban area that will provide a sense of place and be a focal point for the community.

Whether there is potential for the project to have significant adverse environmental effects:

It is considered that there would not be any significant adverse environmental effects. The adverse effects assessment at Part VII and supporting technical memos confirm that potential adverse effects of the project can all be avoided, managed or remedied.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

All stormwater modelling prepared to date for this project by Woods has considered for the long-term effects of climate change. The stormwater management approach for the site takes into account climate change, with flood modelling scenarios and stormwater events having been undertaken taking into account future rainfall and climate change scenarios.

The geotechnical report prepared by Tonkin and Taylor confirms that any risk from either liquefaction or soil stability can be mitigated by the recommendations of the report.

Overall, the proposal is designed to reduce dependency on private motor vehicles and encourages the residential population of this catchment to take up more sustainable modes of public transport, thereby reducing greenhouse gas emissions.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Peter Dufaur

08/03/2022

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.

No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.